



## Apartment Two-bedroom (3+kk)

**Sold**

94 m<sup>2</sup>, Prague 3, Vinohrady, Vinohradská





## Apartment Two-bedroom (3+kk)

**Sold**94 m<sup>2</sup>, Prague 3, Vinohrady, Vinohradská

|                  |                   |
|------------------|-------------------|
| Total area       | 94 m <sup>2</sup> |
| Parking          | -                 |
| Cellar           | -                 |
| PENB             | G                 |
| Reference number | 28921             |

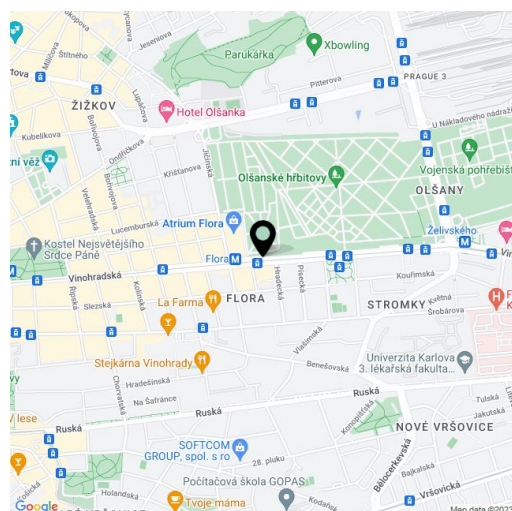
This apartment from the 1930s is located on the 4th floor of the [Florian Residence](#) on Vinohrady Street, just a few steps from the Flora Metro Station. The project originates in a late Functionalist building, which will acquire attractive communal areas with designer lighting, and a revitalized courtyard with an ornamental garden and a relaxation zone with a seating and barbecue area.

The layout consists of a spacious entrance hall, a living room with preparation for a kitchen unit, **two bedrooms**, a bathroom, a separate toilet and two utility rooms.

The interior will be renovated and will feature, among other things, **new windows with noise insulation**, renovated or new **wooden parquets**, refurbished **original doors including frames**, restored cast iron radiators or new heating elements, renovated (or new) tiles, tiles and sanitary ware in the bathroom and the WC, new riser pipes, electrical wiring, painted ceilings & walls, an entry hall with LED lighting and a videophone in the lobby.

The location offers all the comfort of city living and **excellent transport accessibility** with a metro and tram stop right outside the building. A wide range of services are available in the area including many popular restaurants, stylish bistros and cozy cafes. The OC Atrium Flora shopping mall, the **farmers market** in Jiřího z Poděbrad square and small shops are all nearby. Several fitness centers, yoga studios, and the nearby **Parukářka Park** and **Rieger's Orchards** provide venues for sports & leisure.

Photos are from a completed show flat in the project.  
Usable area 94 m<sup>2</sup> (net floor area 86.69 m<sup>2</sup>).



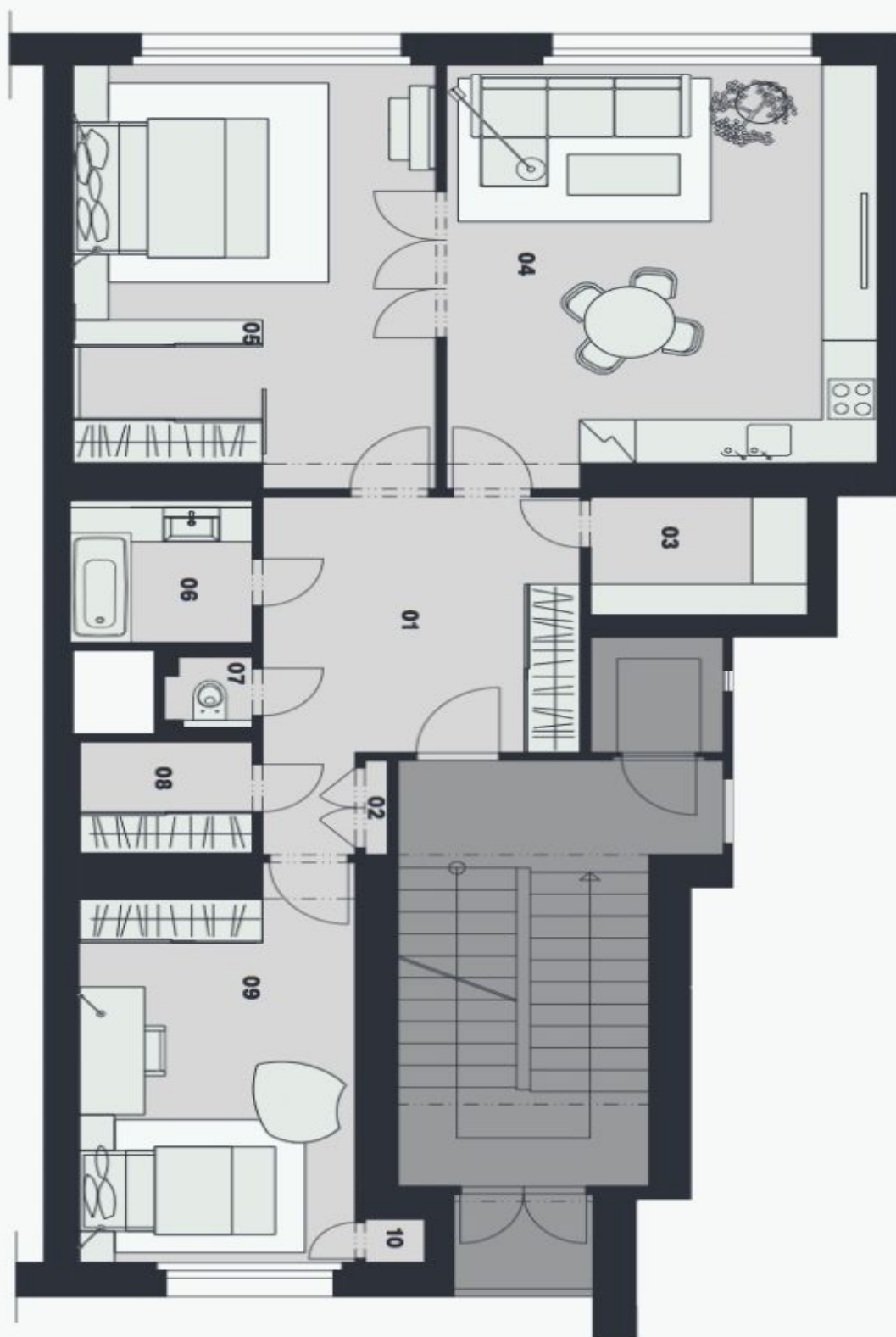
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



## Apartment Two-bedroom (3+kk)

**Sold**

94 m², Prague 3, Vinohrady, Vinohradská

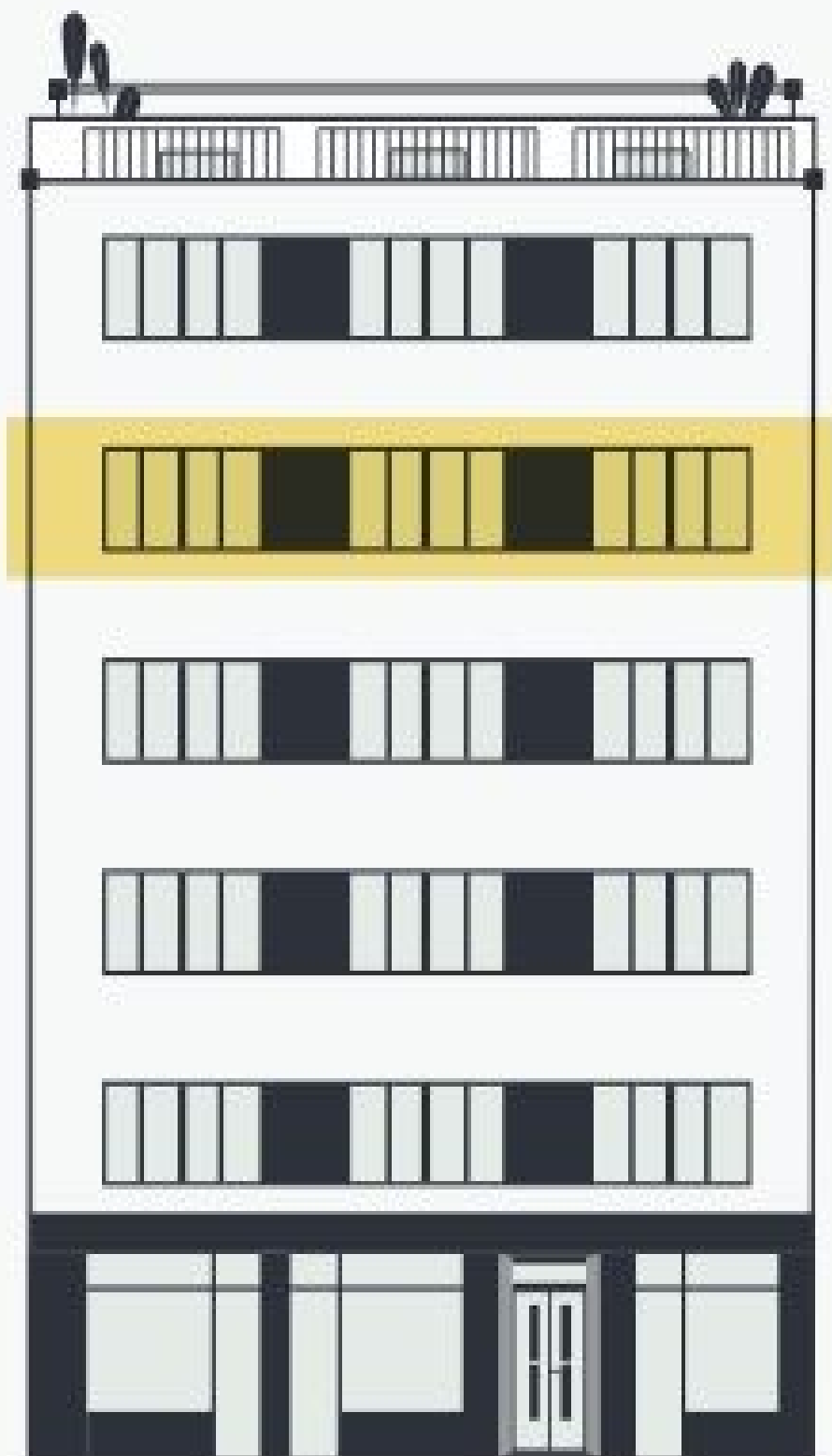




## Apartment Two-bedroom (3+kk)

Sold

94 m<sup>2</sup>, Prague 3, Vinohrady, Vinohradská



**Apartment Two-bedroom (3+kk)****Sold**94 m<sup>2</sup>, Prague 3, Vinohrady, Vinohradská

| č.                      | místnost | m <sup>2</sup> |
|-------------------------|----------|----------------|
| 01                      | hala     | 13,36          |
| 02                      | komora   | 0,32           |
| 03                      | komora   | 3,80           |
| 04                      | pokoj+kk | 25,26          |
| 05                      | pokoj    | 21,26          |
| 06                      | koupelna | 3,84           |
| 07                      | wc       | 0,86           |
| 08                      | komora   | 2,84           |
| 09                      | pokoj    | 14,76          |
| 10                      | komora   | 0,39           |
| podlahová plocha celkem |          | 86,69          |
| celková plocha dle NOZ  |          | 94,00          |